

Bob has seen
GG
to Nancy H.
(Done)

THE CHICKERING COMPANY

RANCHES, LAKES, RIVERS / BROKER

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USDA Forest Service
Gallatin National Forest
Bozeman, MT 59771

FEB 04 2002

FOREST SUP	MINERALS	
DEPUTY FS	REC - DEV	
ADMIN	REC - DISP	
PAO	ENV COORD	
PLANNING	SAFETY	
ENGINEER	ENV ENG	
LANDS (L)	SYS MGMT	
FIRE	PERSONNEL	
FOREST ECOL	B&F	
FISH	CONTRACT	
WILDLIFE	RES CLERK	
HYDROLOGY	DISTRICTS	
SOILS		

January 29, 2002

Robert Dennee
Lands Exchange Officer
Gallatin National Forest
P.O. Box 130
Bozeman, MT 59716

5430
Brackett
Creek R/O
(proposed)

DC
Done
GG
4/29

RE: Brackett Creek Land Exchange

RD
Cine GG

Dear Bob:

You may recall our meeting some 3-4 years ago when I was representing John Neerhout in his purchase of the old Hammersmark Ranch on Brackett Creek. At that time we engaged in a revision of the ATI which had been concluded with the Hammersmark family in the prior year (1998?).

In any event, the occasion of this letter arises out of a facsimile I received from John this past week indicating a motivation to sell the property due to problems arising with proposed changes to the trade and his access to the ranch, which he is getting discouraged about.

Bob, I have been engaged in what I call "environmental ranch brokerage" for about 25 years now. We don't take clients who are developers or subdividers, and my goal has been to play a role, albeit tiny in comparison with the problem, in what I hope will turn out to be a rescue of the Old West from the greed of persons and companies who see land as a method of making money and maximizing profit. The first ranch I sold to John Neerhout was around 1980 in Sonoma County, and consists of some 1,600 acres in an area just north of Napa Valley called Knights Valley. In the intervening years, he is one of only a handful of land owners left whose goal is to keep the Sonoma landscape in an oak woodlands habitat free of vineyards and development, so that now his ranch is one of the very large ranches left intact in all of Sonoma County. *It is for this reason that I dread thinking about him giving up on what he calls "Sacagawae Meadows Ranch".*

The problem, as I understand it, has to do with his retaining historical access to the ranch north of Brackett Creek, either via the existing ranch road or via some other easement acceptable to the Forest Service. Because we (I) missed understanding the boundary there, we should have included access as you did for the lands east of the road near the intersection of the road heading east.

Please consider this letter a personal plea to provide the access to this portion of the ranch, as I can almost guarantee that, if we put it up for sale to the best bidder, it will fall in the hands of someone intent upon cutting it up or building another golf course! I hope this can be resolved quickly.

Many thanks,

Sincerely,
Nicholas R. Chickering
Nicholas R. Chickering